



CITY OF REDMOND
ADDENDUM TO SUBMITTAL
REQUIREMENTS

January 8, 2003

***** Important *****

Please be aware that as of February 1st, 2003, all Land Use applications will be taken during appointments only. Appointments can be made in person or by calling the on-call planner at 425-556-2494. Available time slots are as follows:

Monday: 8:30-10, 10-11:30, 1-2:30 and 2:30 to 4

Tuesday: 8:30-10 and 10 to 11:30

Please note that there are several changes being made to the City of Redmond Submittal Requirement checklists. The following items are not included in the forms, however these items are required for completeness effective immediately:

1. Three (3) sets of self-adhesive mailing labels containing the names and addresses of all property owners within **500** feet of the subject site, keyed to a copy of the assessor map identifying all properties receiving notification. **If necessary, the radius of 500 feet shall be expanded to include at least 20 different property owners.**
2. Nine (9) copies of a City of Redmond SEPA Checklist and one (1) copy of a SEPA Application Form are required with a complete response provided to all questions. **You must provide a completed SEPA application form** even if the project is exempt from SEPA.
3. One copy of an 8-1/2" x 11" vicinity map suitable for public notice purposes.
4. One copy of an 8-1/2" x 11" site layout plan suitable for public notice purposes.
5. Permit tracking data entry form.
6. Pre-Application Information including:
 - Dates of most recent Pre-Application meetings for both Design Review Board and Technical Committee (fee credits cannot be determined without this information)
 - Pre-Application meeting file numbers (only if pre-application meeting was held on or after October 28, 2002)
7. All plans must be folded and grouped in sets (each set to include one of each type of plan). Architectural fold is preferred.

If you have any questions concerning these items or any other submittal requirements, please contact the Planner of the Day at the Permit Center in City Hall, or you may call a Planner at 425-556-2494.



CITY OF REDMOND
APPLICATION REQUIREMENTS FOR:
SHORT SUBDIVISION

Project _____

Date _____

Please note that the submittal requirements noted below may change periodically. To assure that you have the most current requirements, please contact the City of Redmond Permit Center at 425-556-2473. These submittal requirements are dated **January 1, 2003**.

Applications delivered by courier or by mail **will not be accepted**.

I. APPLICABILITY/BACKGROUND

A Short Subdivision application is required for a division of land into nine or fewer lots.

II. PROFESSIONAL PREPARATION

All Short Subdivision applications shall be prepared by a registered Civil Engineer or Land Surveyor licensed in the State of Washington. A license stamp, with signature, shall be provided on the face of each plat drawing.

The applicant shall check each item below to confirm the item is included in the application. A Short Subdivision application packet shall include the following:

III. GENERAL

- ____ A. Completed General Application Form.
- ____ B. Three (3) sets of self adhesive mailing labels containing the names and addresses of all adjoining property owners including those across any abutting streets keyed to a copy of the assessor map identifying all properties receiving notification. (available from the King County Assessor's office).
- ____ C. Application Fees.
- ____ D. Three (3) copies of SAO Report (see 20D.140 or SAO User's Guide to determine if applicable).
- ____ E. Three (3) copies of a Preliminary Stormwater Report prepared by a registered Civil engineer including:
 - 1. Map of off-site areas draining on-site.
 - 2. Preliminary stormwater calculations of 6 months, 2 year, 10 year, 25 year and 100 year storm peak flow rates for:

- Pre Development (wooded or meadow site)
 - Post Development (proposal)
3. Approximate sizing of Stormwater Quality and Quantity Control systems.
 4. Impervious surface calculations on a lot by lot basis keyed back to the plat map.

____F. State Environmental Policy Act (SEPA).

Nine (9) copies of a **City of Redmond** SEPA Checklist are required with a complete response provided to all questions.

____G. Two (2) copies of a title report or short plat certificate (dated within 90 days of the application submittal date) for all parcels involved.

____H. Computation sheets that provide mathematical closures with the square footage of all streets, individual lots and tracts, and total area contained within the subject parcels.
Note: The area of streets, lots and tracts must equal the total area of the land division.

(Note: Other information relating to design and siting of proposed development, including site sections, and/or soils report may be required during the review process.)

IV. **FORMAT**

Plans shall be prepared using 1990 City of Redmond datum.

____A. Ten (10) sets of preliminary plans, sheet size 22"x34", drawn to engineering scale not smaller than 1" = 50' showing the information required on Cover Sheets A and B. Completed Cover Sheets A and B must be attached.

____B. Ten (10) 18" x 24" paper copies of the short plat mylar showing all of the information required in Cover Sheet B. The mylar will be required for final approval and recording.

Please note that construction drawings will be required, drawn to a scale of 1" = 20" on a 22"x34" mylar prior to recording of the short plat.

The above noted items must be submitted to the City of Redmond Permit Center in its entirety prior to any application considered to be complete.

Additional information may be required by the Technical Committee. The applicant will be notified if additional information is necessary.

Please Note: In order to help work out potential problems, if any, before formal submittal, the City of Redmond encourages applicants to attend a pre-application conference with the Technical Committee and Design Review Board. Application submittal requirements for pre-application meetings are available at the Permit Center. Conferences are scheduled in person at the Permit Center and are only scheduled when all pre-application meeting submittal requirements have been submitted.

ALL PLANS MUST BE FOLDED PRIOR TO SUBMITTAL

For further information, contact the Permit Center at 556-2473.

Applications that are not complete will not be accepted.



COVER SHEET A
CITY OF REDMOND SHORT SUBDIVISION
APPLICATION REQUIREMENTS

Applicant shall check each box below to confirm the item is included in the application. A detailed plan of the proposed division, proportionate to the required sheet size, drawn to a scale of no smaller than 1" = 50' showing the following information, shall be required for the subject property and surrounding properties within fifty (50) feet including adjacent rights-of-way (except as indicated below):

- ____ 1. Small scale vicinity sketch relating the proposed development to existing streets, other developments and significant land features within one quarter mile of the subject property.
- ____ 2. Name and address of the developer, builder, surveyor, engineer, architect, land planner and other professionals involved.
- ____ 3. Notation of existing zoning classification and any proposed changes to the zoning classification.
- ____ 4. All proposed and existing lots, tracts and easements showing layout and dimensions of lots. Identify all lots, using sequential numbers (Lot 1, Lot 2, Lot 3, Lot 4, as required. Identify each tract using letters in alphabetical order (Tract A, Tract B, etc.).
- ____ 5. Existing topography at 2 foot contours based upon an actual field survey. Larger contour intervals may be allowed for steep sites.
- ____ 6. Existing topography shown by at least ten foot contours within 50 feet of the proposed short subdivision. The base for such information shall be the National Geodetic Survey (USGS), or City of Redmond Aerial Survey.
- ____ 7. Proposed topography including heights of proposed retaining structures and rockeries.
- ____ 8. Existing and proposed roadway improvements, including curb, gutter, sidewalk and street lights.
- ____ 9. Location, names and R-O-W widths of existing and proposed streets, driveways, and lane channelization along the street frontage and within 150 feet of the boundaries of the site. Note the approximate grades of proposed streets and indicate any streets proposed to remain private. Show profiles of existing or proposed road grades. Also indicate existing and proposed utility easements, rights-of-way and other easements that bear a direct relationship to the project.
- ____ 10. Existing utilities: The location and size of water and sanitary sewer facilities (water meters, side sewers), storm sewer facilities, power, gas, telephone and cable, fire hydrants, power poles, vaults, boxes and underground duct runs in or adjacent to the proposal.
- ____ 11. Proposed utilities: The location and size of water and sanitary sewer facilities (water meters, side sewers, etc.) and storm sewer systems in and adjacent to the proposal.

- _____12. Location and disposition of any wells, septic tanks, drainfields and related easements in or within 150 feet of the proposed short subdivision.
- _____13. Notation of water and sewer source.
- _____14. Existing streams, wetlands, ponds, 100 year flood plain and other surface water features as well as their associated buffers.
- _____15. Location and use of any land to be reserved for use in common or dedicated for public facilities, such as recreational areas, open space, buffer areas, schools, etc. together with a notation of the use and acreage to the nearest hundredth acre.
- _____16. A slope delineation shall be provided, indicating areas where existing grades on the site are 40% or greater.
- _____17. The site circle per Sections 20C.30.25-020, Site Requirements Chart, and 20C.30.25-060, Minimum Lot Width Circle. Building setback lines for each lot (dotted in) per Section 20C.30.25-020, (Residential), Section 20C.60.25-020 (Business, Manufacturing and Industrial) and Section 20C.50.25-020 (Commercial). Also indicate building setbacks from sensitive areas pursuant to Section 20D.140, Sensitive Areas Ordinance.
- _____18. Square footage contained in each lot and tract.
- _____19. Abutting property (with parcel numbers) shown by dash lines.
- _____20. Show use and approximate location of all existing building(s) on and within 150 feet of the boundaries of the proposed land division, and indicate if they are to remain or to be removed.
- _____21. Location of any state shorelines and associated wetlands as defined by state law and Section 20B.95.010 Shoreline Master Program within the proposed land division.
- _____22. . Tree Preservation
- Preliminary Tree Preservation Plan showing the surveyed location and drip line of all trees four (4)-inches or greater in diameter at breast height (4½' above grade) within the site and for fifty (50) feet outside of the site. Individual trees shall be identified by size and species.
 - Where stands of more than twenty-five (25) trees will not be disturbed, the applicant must depict the size and species name of each significant tree, with the drip line of the stand together with a note indicating the total number of significant trees within the stand.
 - Each tree shown must be designated as removed, saved, or retained (saved trees are those trees that count toward the 35% tree retention requirement).
 - The five-foot drip-line setback shall also be shown for all trees proposed to be saved.
 - A tree health assessment prepared by a certified arborist shall be required for all trees on site that are 4-6 inches in diameter to verify which, if any may be considered as significant. The tree health assessment shall also verify that all trees designated as saved are healthy trees.
 - A final tree preservation plan identifying removed trees, saved trees and retained trees, will be required with the construction drawing submittal.

- ____23. Proposed Tree Replacement Plan showing size, species, location and quantities of all replacement trees. If replacement planting is not proposed on-site, please provide a brief summary as to the method of tree replacement proposed (i.e. off-site location or fees in lieu of replacement).

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COVER SHEET B
CITY OF REDMOND LAND DIVISION
MYLAR REQUIREMENTS

Project _____

Date _____

Ten (10) 18"x 24" paper copies of the short plat mylar shall be submitted showing the following information. **The mylar shall not be required until it is ready for final recording:**

- ____ 1. A title block in the lower right hand corner with the following items in the order listed:
 - A. Name of the proposed development
 - B. Provision for the City's file number (i.e. SPL____-00____)
 - C. Section ____, Township ____, Range ____
 - D. Tax lot number(s)
 - E. "Redmond, King County, Washington"
 - F. Scale with bar graph
 - G. Date of the drawing
- ____ 2. Notation of north point with:
 - A. North arrow
 - B. Basis of bearing from the recorded survey
 - C. Washington North Lambert Grid notation
- ____ 3. Indication of perimeter boundary, lot and right-of-way lines with a notation of bearings (or azimuth from the north), distances, and curve data. The curve data must include:
 - A. Radius, central angle, arc length, and tangents
 - B. Radial bearings for all:
 - 1) points of compound curves
 - 2) reverse curves
 - 3) beginning and/or ending of all non-tangent curves
- ____ 4. Define the purpose and delineate all:
 - A. Existing and/or proposed easements to be dedicated or reserved for public use.
 - B. Existing and/or proposed areas (tracts) and facilities for the common use of residents or property owners.
- ____ 5. Legal description of the subject property.
- ____ 6. Dedication of right-of-way by the property owner together with a provision for his/her signature and the acknowledgment of a notary public:
 - A. Public road dedication (see Exhibit A).
 - B. Private road covenant and maintenance agreement (see Exhibit A1).
- ____ 7. Description of easement provisions, see Exhibit B.
- ____ 8. Storm drainage covenant (see Exhibit C).

- ____ 9. Certification of the land surveyor that the platting regulations have been complied with, that a proper survey was made, that the monuments have been set, and that lot and block corners have been correctly staked, together with the provisions for his signature and seal.
- ____ 10. Applicable restriction(s) (see Exhibit D).
- ____ 11. Private easement, if necessary (see Exhibit E).
- ____ 12. Certification of approval by:
- A. The King County Assessor and Deputy Assessor as indicated by his signature
 - B. The Redmond City Engineer as indicated by his seal and signature
 - C. Director of Planning and Community Development signature
 - D. Director of Public Works signature
- ____ 13. Notarized signature of all vested owners, any mortgage holders and any adverse possession claims.
- ____ 14. Recording certificate with provision for the time and date of recording.
- ____ 15. In order to satisfy both City and County records requirements and for this map to be recorded as a record of survey, it will be necessary to have a photo mylar and (2) blue-line copies made of this map after City signatures are on the map and prior to recording. Whereas the City can provide for this service, it shall be understood that the reimbursement for the cost shall be the burden of the applicant.

Applicant or Representative

Date

EXHIBIT A

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENT THAT WE, THE UNDERSIGNED, OWNER(S) OF INTEREST OF THE LANDS HEREBY SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, DO HEREBY DEDICATE TO THE CITY OF REDMOND, WASHINGTON, FOR USE BY THE PUBLIC FOREVER, ALL ROADS AND STREETS SHOWN HEREON, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES OR CUTS AND FILLS IN THE ORIGINAL REASONABLE GRADING OF SAID ROADS AND STREETS, AND THE RIGHT TO CONTINUE TO DRAIN SUCH ROADS AND STREETS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MAY TAKE A NATURAL COURSE.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.

WHEN THERE IS NO PUBLIC DEDICATION USE THE DECLARATION.

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACTOR PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY _____ AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

EXHIBIT A1

PRIVATE ROAD COVENANT AND MAINTENANCE AGREEMENT

STANDARD COVENANT AND MAINTENANCE PROVISION (PRIVATE ACCESS ROAD) FOR SHORT PLATS:

1. LOT ____ & ____ IN THIS SHORT PLAT ARE HEREBY GRANTED AND CONVEYED AN UNDIVIDED INTEREST IN THE PRIVATE ACCESS ROADS, AS SHOWN FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES TO SERVE THEIR RESPECTIVE LOTS.
2. THE MAINTENANCE AND REPAIR OF THE PRIVATE ACCESS ROADS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF EACH LOT HAVING THE USES THEREOF AND EACH SUCH LOT WILL PAY THEIR EQUAL SHARE OF THE COST INCURRED.

EXHIBIT B

PUBLIC EASEMENT PROVISIONS:

THE OWNERS OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE CITY OF REDMOND AND ITS ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR UTILITIES INCLUDING WATER, SANITARY SEWER, STORM DRAINAGE, POWER, TELECOMMUNICATIONS, CABLE TV, NATURAL GAS AND OTHER SUCH UTILITIES AS MAY BE DEVELOPED. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNERS OF LAND HEREBY SUBDIVIDED. THE CITY OF REDMOND AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN. THE EASEMENT AREAS HEREBY GRANTED ARE DESCRIBED AS FOLLOWS:

1. A STRIP OF LAND 5 FEET WIDE AROUND THE PERIMETER OF THIS SHORT PLAT, AND
2. A STRIP OF LAND 5 FEET WIDE, PARALLEL AND ADJOINING DEDICATED RIGHTS-OF-WAY WITHIN THIS SHORT PLAT, AND
3. A STRIP OF LAND 2.5 FEET WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES WITHIN THIS SHORT PLAT, AND
4. ANY EASEMENT SHOWN ON THE FACE OF THIS SHORT PLAT EXCEPT FOR EASEMENTS WHICH ARE SPECIFICALLY GRANTED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE CITY OF REDMOND AND ITS ASSIGNS.
5. THE CITY OF REDMOND AND ITS ASSIGNS ARE GRANTED AND CONVEYED A UTILITIES EASEMENT IN THE PRIVATE ACCESS ROADS TO BE USED FOR PURPOSES OF CONSTRUCTING, MAINTAINING AND RECONSTRUCTING PUBLIC AND PRIVATE UTILITY, DRAINAGE AND TELECOMMUNICATIONS LINES AND APPURTENANCES.

EXHIBIT C

DRAINAGE COVENANT

FOLLOWING THE ORIGINAL AND REASONABLE GRADING OF THE ROADS AND STREETS SHOWN HEREON, DRAINAGE WATERS ENTERING ANY LOT OR LOTS SHALL BE RECEIVED, AND NOT BLOCKED FROM, ENTERING AT THEIR NATURALLY OCCURRING LOCATION AND DRAINAGE WATERS SHALL BE DISCHARGED FROM ANY LOT OR LOTS TO A CITY-APPROVED DRAINAGE SYSTEM OR, IN ABSENCE OF SUCH SYSTEM, AT THE NATURAL LOCATION WITH FLOW RATE CONTROL SYSTEMS AND ENERGY DISSIPATORS AS REQUIRED BY CITY ORDINANCE. WITHIN EACH LOT, THE DOWNSPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATION AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINAGE WHICH DO NOT CONSTITUTE PART OF A CONTINUOUS, CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

EXHIBIT D

RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS SHORT PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH IT IS LOCATED.
2. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE PERMITTED WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
3. LOTS ____ AND ____ SHALL NOT BE PERMITTED DIRECT ACCESS TO _____.
4. THE LANDSCAPED PLANTER ISLANDS (IF ANY) WITHIN THE CUL-DE-SACS SHALL BE MAINTAINED BY THE ABUTTING LOT OWNERS (LOTS ____, ____ AND ____).
5. NO OBSTRUCTION HIGHER THAN 12 INCHES IN THE EMERGENCY VEHICLE TURNAROUND AREA SHALL BE PERMITTED.
6. THIS SHORT PLAT IS SUBJECT TO THE CONDITIONS OF THE TECHNICAL COMMITTEE LETTER DATED _____..

EXHIBIT E

PRIVATE EASEMENT

THE OWNER(S) OF LOT____(GRANTOR) DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOT____ AND ITS ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR UTILITIES INCLUDING WATER, SANITARY SEWER, STORM DRAINAGE, POWER, TELECOMMUNICATIONS, CABLE TV, NATURAL GAS AND OTHER SUCH UTILITIES AS MAY BE DEVELOPED. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY SUBDIVIDED. THE OWNER(S) OF LOT____ AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW. AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE OWNER(S) OF LOT____ SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF LOT____ SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF LOT____ SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT____ PURSUANT TO ITS RESTORATION DUTIES HEREIN.

ACCEPTABLE NORMAL REVISIONS OF WORDING:

1. DELETION OF UTILITIES NOT INTENDED FOR THE PRIVATE EASEMENT
2. ADDITION OF UTILITIES INTENDED FOR THE PRIVATE EASEMENT
3. REVISIONS NECESSITATED BY THE NUMBER OF LOTS INCLUDED IN THE EASEMENT

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